HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Montréal

Date Released: February 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Housing Observer Online

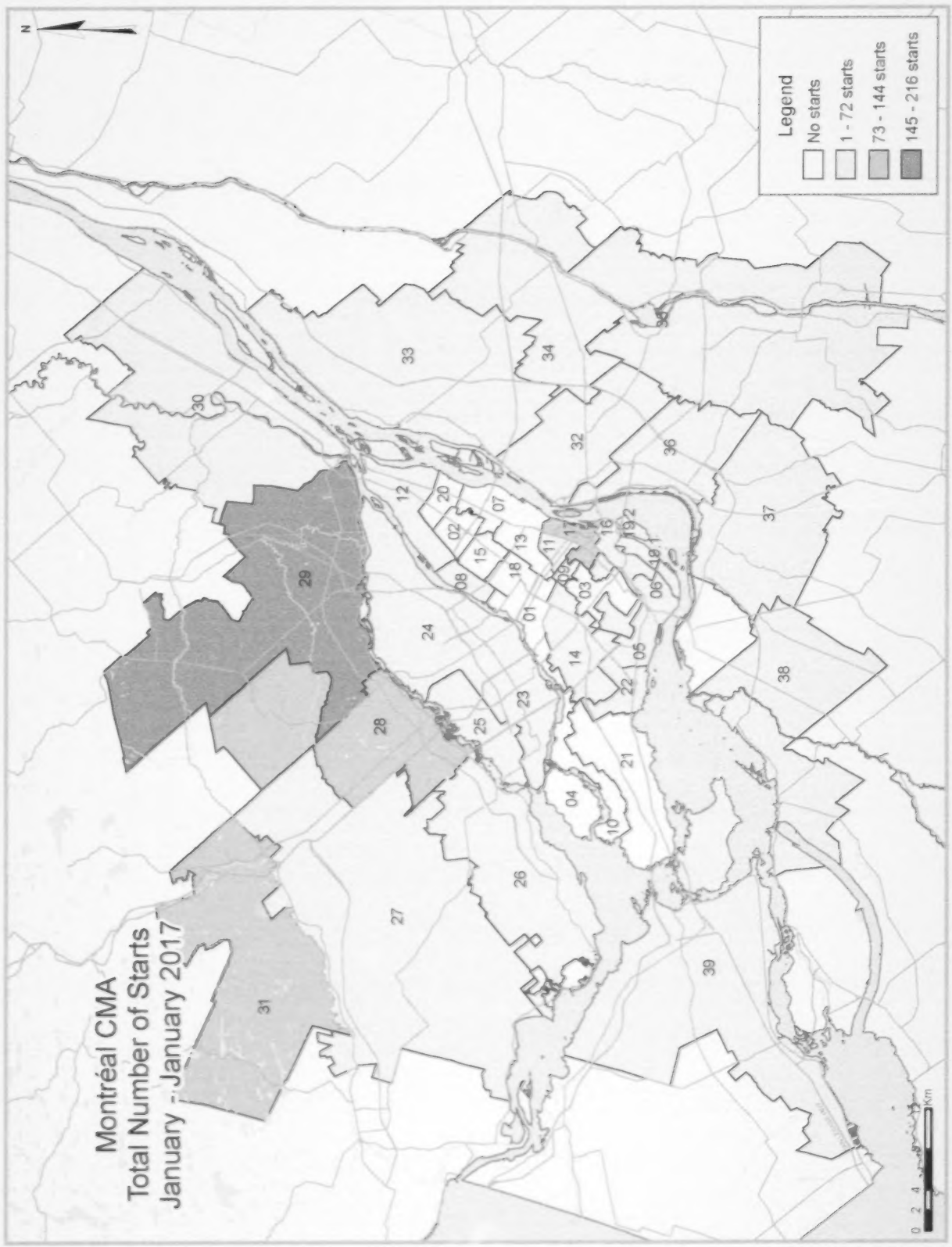
Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer


Montréal CMA
Total Number of Starts
January - January 2017
Legend
No starts
1 - 72 starts
73 - 144 starts
145 - 216 starts
N
0 2 4 Km

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Borough - Ahuntsic-Cartierville
Zone 2	Borough - Anjou
Zone 3	Borough - Côte-Des-Neiges - Notre-Dame-de-Grâce
Zone 4	Borough - L'Île-Bizard - Sainte-Geneviève
Zone 5	Borough - Lachine
Zone 6	Borough - Lasalle
Zone 7	Borough - Mercier - Hochelaga-Maisonneuve
Zone 8	Borough - Montréal -Nord
Zone 9	Borough - Outremont
Zone 10	Borough - Pierrefonds-Roxboro
Zone 11	Borough - Le Plateau Mont-Royal
Zone 12	Borough - Rivière-des-Prairies - Pointe-aux-Trembles
Zone 13	Borough - Rosemont - La Petite-Patrie
Zone 14	Borough - Saint-Laurent
Zone 15	Borough - Saint-Léonard
Zone 16	Borough - Le Sud Ouest
Zone 17	Borough - Ville-Marie
Zone 18	Borough - Villeray - Saint-Michel - Parc-Extension
Zone 19.1	Borough - Verdun, Verdun part
Zone 19.2	Borough -Verdun, Île-Des-Soeurs part
Zone 20	Montréal-Est
Zone 21	Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Dollard-des-Ormeaux
Zone 22	Dorval, Hampstead, Côte-Saint-Luc, Montréal-Ouest, Mont-Royal, Westmount
Zone 23	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 24	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 25	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 26	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac).
Zone 27	Mirabel, Saint-Placide
Zone 28	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 29	MRC Les Moulins (Terrebonne, Mascouche).
Zone 30	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 31	Gore, Saint-Colomban, Saint-Jérôme.
Zone 32	Longueuil.
Zone 33	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 34	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 35	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 36	Brossard, La Prairie, Saint-Lambert.
Zone 37	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 38	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 39	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) January 2017		
Montreal CMA[1]	December 2016	January 2017
Trend[2]	20,403	19,822
SAAR	22,598	11,743
	January 2016	January 2017
Actual		
January - Single-Detached	75	65
January - Multiples	783	742
January - Total	858	807
January to January - Single-Detached	75	65
January to January - Multiples	783	742
January to January - Total	858	807

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Montréal CMA
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2017	65	24	18	0	17	337	0	346	807
January 2016	75	20	49	0	25	402	0	207	858
% Change	-13.3	20.0	-63.3	n/a	-32.0	-16.2	n/a	67.1	-5.9
Year-to-date 2017	65	24	18	0	17	337	0	346	807
Year-to-date 2016	75	20	49	0	25	402	0	207	858
% Change	-13.3	20.0	-63.3	n/a	-32.0	-16.2	n/a	67.1	-5.9
UNDER CONSTRUCTION									
January 2017	921	340	538	0	322	8,854	21	8,296	19,416
January 2016	765	286	427	0	251	10,448	0	7,681	20,399
% Change	20.4	18.9	26.0	n/a	28.3	-15.3	n/a	8.0	-4.8
COMPLETIONS									
January 2017	158	36	33	0	44	118	0	90	486
January 2016	138	22	17	0	16	428	5	117	743
% Change	14.5	63.6	94.1	n/a	175.0	-72.4	-100.0	-23.1	-34.6
Year-to-date 2017	158	36	33	0	44	118	0	90	486
Year-to-date 2016	138	22	17	0	16	428	5	117	743
% Change	14.5	63.6	94.1	n/a	175.0	-72.4	-100.0	-23.1	-34.6
COMPLETED & NOT ABSORBED									
January 2017	282	164	204	0	104	2,014	n/a	n/a	2,768
January 2016	350	201	196	0	65	2,385	n/a	n/a	3,197
% Change	-19.4	-18.4	4.1	n/a	60.0	-15.6	n/a	n/a	-13.4
ABSORBED									
January 2017	157	33	40	0	42	163	n/a	n/a	435
January 2016	151	21	17	0	9	542	n/a	n/a	740
% Change	4.0	57.1	135.3	n/a	**	-69.9	n/a	n/a	-41.2
Year-to-date 2017	157	33	40	0	42	163	n/a	n/a	435
Year-to-date 2016	151	21	17	0	9	542	n/a	n/a	740
% Change	4.0	57.1	135.3	n/a	**	-69.9	n/a	n/a	-41.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Island of Montréal									
January 2017	4	8	0	0	11	198	0	43	264
January 2016	7	4	14	0	20	28	0	126	199
Laval									
January 2017	5	2	0	0	0	13	0	3	23
January 2016	4	2	0	0	0	226	0	21	253
North Shore									
January 2017	40	2	18	0	0	115	0	284	459
January 2016	41	10	27	0	5	25	0	33	141
South Shore									
January 2017	11	8	0	0	6	11	0	12	48
January 2016	17	4	8	0	0	123	0	27	259
Vaudreuil-Soulanges									
January 2017	5	4	0	0	0	0	0	4	13
January 2016	6	0	0	0	0	0	0	0	6
Montréal CMA									
January 2017	65	24	18	0	17	337	0	346	807
January 2016	75	20	49	0	25	402	0	207	858
UNDER CONSTRUCTION									
Island of Montréal									
January 2017	107	44	79	0	156	5,841	0	3,318	9,669
January 2016	89	32	120	0	140	6,527	0	2,930	9,968
Laval									
January 2017	70	14	50	0	0	1,063	0	512	1,709
January 2016	48	10	36	0	12	910	0	741	1,923
North Shore									
January 2017	336	52	195	0	41	718	0	1,401	2,743
January 2016	306	66	99	0	50	1,420	0	1,688	3,794
South Shore									
January 2017	312	200	134	0	72	915	21	2,208	3,862
January 2016	237	152	90	0	23	1,300	0	1,960	3,842
Vaudreuil-Soulanges									
January 2017	96	30	80	0	53	317	0	857	1,433
January 2016	85	26	82	0	26	291	0	362	872
Montréal CMA									
January 2017	921	340	538	0	322	8,854	21	8,296	19,416
January 2016	765	286	427	0	251	10,448	0	7,681	20,399

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Island of Montréal									
January 2017	10	8	4	0	37	47	0	0	113
January 2016	13	0	0	0	0	319	0	20	352
Laval									
January 2017	10	2	4	0	0	0	0	0	16
January 2016	6	0	0	0	8	0	0	14	28
North Shore									
January 2017	67	18	12	0	0	54	0	62	213
January 2016	69	6	6	0	8	42	5	32	168
South Shore									
January 2017	56	4	6	0	0	17	0	28	111
January 2016	37	12	11	0	0	67	0	40	167
Vaudreuil-Soulanges									
January 2017	15	4	7	0	7	0	0	0	33
January 2016	13	4	0	0	0	0	0	11	28
Montréal CMA									
January 2017	158	36	33	0	44	118	0	90	486
January 2016	138	22	17	0	16	428	5	117	743
COMPLETED & NOT ABSORBED									
Island of Montréal									
January 2017	12	6	24	0	23	527	n/a	n/a	592
January 2016	9	13	17	0	0	837	n/a	n/a	876
Laval									
January 2017	30	20	42	0	4	292	n/a	n/a	388
January 2016	46	32	36	0	21	295	n/a	n/a	430
North Shore									
January 2017	152	63	84	0	52	797	n/a	n/a	1,148
January 2016	200	60	89	0	30	708	n/a	n/a	1,087
South Shore									
January 2017	68	70	31	0	9	335	n/a	n/a	513
January 2016	78	91	43	0	12	504	n/a	n/a	728
Vaudreuil-Soulanges									
January 2017	20	5	23	0	16	63	n/a	n/a	127
January 2016	17	5	11	0	2	41	n/a	n/a	76
Montréal CMA									
January 2017	282	164	204	0	104	2,014	n/a	n/a	2,768
January 2016	350	201	196	0	65	2,385	n/a	n/a	3,197

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket January 2017									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Island of Montréal									
January 2017	9	10	5	0	30	80	n/a	n/a	134
January 2016	13	1	1	0	0	351	n/a	n/a	366
Laval									
January 2017	9	1	0	0	0	13	n/a	n/a	23
January 2016	12	2	1	0	0	10	n/a	n/a	25
North Shore									
January 2017	67	9	14	0	1	37	n/a	n/a	128
January 2016	75	5	7	0	5	76	n/a	n/a	168
South Shore									
January 2017	54	9	9	0	0	27	n/a	n/a	99
January 2016	39	10	7	0	4	103	n/a	n/a	163
Vaudreuil-Soulanges									
January 2017	18	4	12	0	11	6	n/a	n/a	51
January 2016	12	3	1	0	0	2	n/a	n/a	18
Montréal CMA									
January 2017	157	33	40	0	42	163	n/a	n/a	435
January 2016	151	21	17	0	9	542	n/a	n/a	740

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Montréal CMA
2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	2,499	824	832	0	386	6,378	26	6,678	17,834
% Change	4.1	21.5	35.3	n/a	21.4	-15.4	**	-3.6	-4.9
2015	2,400	678	615	0	318	7,542	4	6,924	18,744
% Change	-10.3	-7.1	-20.0	n/a	103.8	-27.2	33.3	98.3	0.4
2014	2,677	730	769	0	156	10,360	3	3,492	18,672
% Change	-11.9	3.3	41.4	n/a	102.6	18.7	-62.5	49.9	19.4
2013	3,039	707	544	0	77	8,728	8	2,329	15,632
% Change	-23.2	-31.4	-60.5	-100.0	-2.5	-26.0	n/a	2.5	-24.1
2012	3,958	1,030	1,377	1	79	11,801	0	2,272	20,591
% Change	-14.9	-12.6	-1.1	n/a	-20.2	-6.2	n/a	-0.4	-9.4
2011	4,653	1,178	1,392	0	99	12,582	0	2,281	22,719
% Change	-19.6	-8.3	-8.8	n/a	-39.6	22.2	n/a	-7.7	3.3
2010	5,789	1,284	1,527	0	164	10,293	0	2,472	22,001
% Change	6.3	24.4	30.1	n/a	-20.0	38.1	-100.0	-22.8	14.3
2009	5,446	1,032	1,174	0	205	7,452	32	3,200	19,251
% Change	-17.5	2.2	-12.5	n/a	-26.5	-6.9	146.2	-26.1	-12.2
2008	6,602	1,010	1,341	0	279	8,001	13	4,331	21,927
% Change	-17.6	9.5	32.2	n/a	-47.9	17.2	-78.3	-18.4	-5.6
2007	8,013	922	1,014	0	535	6,826	60	5,307	23,233

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	% Change
Zone 1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	0	0	0	0	n/a
Zone 4	0	2	0	0	0	0	0	0	0	2	-100.0
Zone 5	0	0	0	0	0	0	8	0	8	0	n/a
Zone 6	0	0	0	0	0	0	8	120	8	120	-93.3
Zone 7	0	0	0	2	0	0	0	2	0	4	-100.0
Zone 8	1	0	0	0	0	0	0	0	1	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	0	0	0	0	0	0	0	0	0	n/a
Zone 11	0	0	0	0	0	0	28	0	28	0	n/a
Zone 12	0	0	2	0	0	0	0	0	2	0	n/a
Zone 13	0	0	0	0	0	20	0	14	0	34	-100.0
Zone 14	2	0	6	0	7	0	10	0	25	0	n/a
Zone 15	0	3	0	0	0	0	0	0	0	3	-100.0
Zone 16	1	0	0	0	0	0	0	0	1	0	n/a
Zone 17	0	0	0	2	0	0	107	0	107	2	**
Zone 18	0	0	0	0	0	0	0	20	0	20	-100.0
Zone 19.1	0	0	0	0	0	0	9	0	9	0	n/a
Zone 19.2	0	0	0	0	4	0	0	0	4	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	0	2	0	0	0	0	0	0	0	2	-100.0
Zone 22	0	0	0	0	0	12	71	0	71	12	**
Zone 23	3	0	0	0	0	0	11	0	14	0	n/a
Zone 24	2	2	0	2	0	0	0	247	2	251	-99.2
Zone 25	0	2	2	0	0	0	5	0	7	2	**
Zone 26	7	13	0	2	0	5	8	25	15	45	-66.7
Zone 27	10	3	2	0	0	17	33	3	45	23	95.7
Zone 28	2	0	0	0	16	0	65	0	83	0	n/a
Zone 29	14	9	0	4	0	4	202	12	216	29	**
Zone 30	2	5	0	0	0	6	6	1	8	12	-33.3
Zone 31	5	11	0	4	0	0	87	17	92	32	187.5
Zone 32	2	1	2	0	0	0	11	27	15	28	-46.4
Zone 33	1	1	0	0	0	0	0	80	1	81	-98.8
Zone 34	1	2	0	0	6	0	7	18	14	20	-30.0
Zone 35	4	5	4	2	0	0	0	9	8	16	-50.0
Zone 36	1	1	0	0	0	8	0	82	1	91	-98.9
Zone 37	0	5	0	2	0	0	5	14	5	21	-76.2
Zone 38	2	2	2	0	0	0	0	0	4	2	100.0
Zone 39	5	6	4	0	0	0	4	0	13	6	116.7
Montréal CMA	65	75	24	20	33	72	685	691	807	858	-5.9

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Zone 1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	0	0	0	0	n/a
Zone 4	0	2	0	0	0	0	0	0	0	2	-100.0
Zone 5	0	0	0	0	0	0	8	0	8	0	n/a
Zone 6	0	0	0	0	0	0	8	120	8	120	-93.3
Zone 7	0	0	0	2	0	0	0	2	0	4	-100.0
Zone 8	1	0	0	0	0	0	0	0	1	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	0	0	0	0	0	0	0	0	0	n/a
Zone 11	0	0	0	0	0	0	28	0	28	0	n/a
Zone 12	0	0	2	0	0	0	0	0	2	0	n/a
Zone 13	0	0	0	0	0	20	0	14	0	34	-100.0
Zone 14	2	0	6	0	7	0	10	0	25	0	n/a
Zone 15	0	3	0	0	0	0	0	0	0	3	-100.0
Zone 16	1	0	0	0	0	0	0	0	1	0	n/a
Zone 17	0	0	0	2	0	0	107	0	107	2	**
Zone 18	0	0	0	0	0	0	0	20	0	20	-100.0
Zone 19.1	0	0	0	0	0	0	9	0	9	0	n/a
Zone 19.2	0	0	0	0	4	0	0	0	4	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	0	2	0	0	0	0	0	0	0	2	-100.0
Zone 22	0	0	0	0	0	12	71	0	71	12	**
Zone 23	3	0	0	0	0	0	11	0	14	0	n/a
Zone 24	2	2	0	2	0	0	0	247	2	251	-99.2
Zone 25	0	2	2	0	0	0	5	0	7	2	**
Zone 26	7	13	0	2	0	5	8	25	15	45	-66.7
Zone 27	10	3	2	0	0	17	33	3	45	23	95.7
Zone 28	2	0	0	0	16	0	65	0	83	0	n/a
Zone 29	14	9	0	4	0	4	202	12	216	29	**
Zone 30	2	5	0	0	0	6	6	1	8	12	-33.3
Zone 31	5	11	0	4	0	0	87	17	92	32	187.5
Zone 32	2	1	2	0	0	0	11	27	15	28	-46.4
Zone 33	1	1	0	0	0	0	0	80	1	81	-98.8
Zone 34	1	2	0	0	6	0	7	18	14	20	-30.0
Zone 35	4	5	4	2	0	0	0	9	8	16	-50.0
Zone 36	1	1	0	0	0	8	0	82	1	91	-98.9
Zone 37	0	5	0	2	0	0	5	14	5	21	-76.2
Zone 38	2	2	2	0	0	0	0	0	4	2	100.0
Zone 39	5	6	4	0	0	0	4	0	13	6	116.7
Montréal CMA	65	75	24	20	33	72	685	691	807	858	-5.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	8	0	0	0
Zone 6	0	0	0	0	0	0	8	120
Zone 7	0	0	0	0	0	2	0	0
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	28	0	0	0
Zone 12	0	0	0	0	0	0	0	0
Zone 13	0	20	0	0	0	8	0	6
Zone 14	7	0	0	0	10	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	0	0	0
Zone 17	0	0	0	0	81	0	26	0
Zone 18	0	0	0	0	0	20	0	0
Zone 19.1	0	0	0	0	0	0	9	0
Zone 19.2	4	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	0	0	0	0	0	0	0
Zone 22	0	12	0	0	71	0	0	0
Zone 23	0	0	0	0	8	0	3	0
Zone 24	0	0	0	0	0	226	0	21
Zone 25	0	0	0	0	5	0	0	0
Zone 26	0	5	0	0	8	10	0	15
Zone 27	0	17	0	0	12	0	21	3
Zone 28	16	0	0	0	0	0	65	0
Zone 29	0	4	0	0	97	12	105	0
Zone 30	0	6	0	0	0	0	6	1
Zone 31	0	0	0	0	0	3	87	14
Zone 32	0	0	0	0	4	26	7	1
Zone 33	0	0	0	0	0	0	0	0
Zone 34	6	0	0	0	7	15	0	3
Zone 35	0	0	0	0	0	0	0	9
Zone 36	0	8	0	0	0	82	0	0
Zone 37	0	0	0	0	0	0	5	14
Zone 38	0	0	0	0	0	0	0	0
Zone 39	0	0	0	0	0	0	4	0
Montréal CMA	33	72	0	0	339	404	346	207

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	8	0	0	0
Zone 6	0	0	0	0	0	0	8	120
Zone 7	0	0	0	0	0	2	0	0
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	28	0	0	0
Zone 12	0	0	0	0	0	0	0	0
Zone 13	0	20	0	0	0	8	0	6
Zone 14	7	0	0	0	10	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	0	0	0
Zone 17	0	0	0	0	81	0	26	0
Zone 18	0	0	0	0	0	20	0	0
Zone 19.1	0	0	0	0	0	0	9	0
Zone 19.2	4	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	0	0	0	0	0	0	0
Zone 22	0	12	0	0	71	0	0	0
Zone 23	0	0	0	0	8	0	3	0
Zone 24	0	0	0	0	0	226	0	21
Zone 25	0	0	0	0	5	0	0	0
Zone 26	0	5	0	0	8	10	0	15
Zone 27	0	17	0	0	12	0	21	3
Zone 28	16	0	0	0	0	0	65	0
Zone 29	0	4	0	0	97	12	105	0
Zone 30	0	6	0	0	0	0	6	1
Zone 31	0	0	0	0	0	3	87	14
Zone 32	0	0	0	0	4	26	7	1
Zone 33	0	0	0	0	0	0	0	0
Zone 34	6	0	0	0	7	15	0	3
Zone 35	0	0	0	0	0	0	0	9
Zone 36	0	8	0	0	0	82	0	0
Zone 37	0	0	0	0	0	0	5	14
Zone 38	0	0	0	0	0	0	0	0
Zone 39	0	0	0	0	0	0	4	0
Montréal CMA	33	72	0	0	339	404	346	207

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	0	2	0	0	0	0	0	2
Zone 5	0	0	8	0	0	0	8	0
Zone 6	0	0	0	0	8	120	8	120
Zone 7	0	4	0	0	0	0	0	4
Zone 8	1	0	0	0	0	0	1	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	28	0	0	0	28	0
Zone 12	2	0	0	0	0	0	2	0
Zone 13	0	0	0	28	0	6	0	34
Zone 14	8	0	17	0	0	0	25	0
Zone 15	0	3	0	0	0	0	0	3
Zone 16	1	0	0	0	0	0	1	0
Zone 17	0	2	81	0	26	0	107	2
Zone 18	0	0	0	20	0	0	0	20
Zone 19.1	0	0	0	0	9	0	9	0
Zone 19.2	0	0	4	0	0	0	4	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	2	0	0	0	0	0	2
Zone 22	0	12	71	0	0	0	71	12
Zone 23	3	0	8	0	3	0	14	0
Zone 24	2	4	0	226	0	21	2	251
Zone 25	2	2	5	0	0	0	7	2
Zone 26	7	15	8	15	0	15	15	45
Zone 27	12	20	12	0	21	3	45	23
Zone 28	18	0	0	0	65	0	83	0
Zone 29	16	17	95	12	105	0	216	29
Zone 30	2	11	0	0	6	1	8	12
Zone 31	5	15	0	3	87	14	92	32
Zone 32	4	1	4	26	7	1	15	28
Zone 33	1	1	0	0	0	0	1	81
Zone 34	1	2	13	15	0	3	14	20
Zone 35	8	7	0	0	0	9	8	16
Zone 36	1	9	0	82	0	0	1	91
Zone 37	0	7	0	0	5	14	5	21
Zone 38	4	2	0	0	0	0	4	2
Zone 39	9	6	0	0	4	0	13	6
Montréal CMA	107	144	354	427	346	207	807	858

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - January 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	0	2	0	0	0	0	0	2
Zone 5	0	0	8	0	0	0	8	0
Zone 6	0	0	0	0	8	120	8	120
Zone 7	0	4	0	0	0	0	0	4
Zone 8	1	0	0	0	0	0	1	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	28	0	0	0	28	0
Zone 12	2	0	0	0	0	0	2	0
Zone 13	0	0	0	28	0	6	0	34
Zone 14	8	0	17	0	0	0	25	0
Zone 15	0	3	0	0	0	0	0	3
Zone 16	1	0	0	0	0	0	1	0
Zone 17	0	2	81	0	26	0	107	2
Zone 18	0	0	0	20	0	0	0	20
Zone 19.1	0	0	0	0	9	0	9	0
Zone 19.2	0	0	4	0	0	0	4	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	2	0	0	0	0	0	2
Zone 22	0	12	71	0	0	0	71	12
Zone 23	3	0	8	0	3	0	14	0
Zone 24	2	4	0	226	0	21	2	251
Zone 25	2	2	5	0	0	0	7	2
Zone 26	7	15	8	15	0	15	15	45
Zone 27	12	20	12	0	21	3	45	23
Zone 28	18	0	0	0	65	0	83	0
Zone 29	16	17	95	12	105	0	216	29
Zone 30	2	11	0	0	6	1	8	12
Zone 31	5	15	0	3	87	14	92	32
Zone 32	4	1	4	26	7	1	15	28
Zone 33	1	1	0	0	0	0	1	81
Zone 34	1	2	13	15	0	3	14	20
Zone 35	8	7	0	0	0	9	8	16
Zone 36	1	9	0	82	0	0	1	91
Zone 37	0	7	0	0	5	14	5	21
Zone 38	4	2	0	0	0	0	4	2
Zone 39	9	6	0	0	4	0	13	6
Montréal CMA	107	144	354	427	346	207	807	858

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	% Change
Zone 1	0	1	0	0	0	0	3	32	3	33	-90.9
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	1	0	0	0	0	0	0	92	1	92	-98.9
Zone 4	1	1	0	0	0	0	0	0	1	1	0.0
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	0	1	0	0	14	0	12	0	26	1	**
Zone 7	1	3	4	0	0	0	7	15	12	18	-33.3
Zone 8	0	0	0	0	0	0	0	6	0	6	-100.0
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	0	0	0	0	0	0	0	0	0	n/a
Zone 11	0	0	0	0	0	0	0	0	0	0	n/a
Zone 12	2	5	4	0	0	0	24	0	30	5	**
Zone 13	0	0	0	0	4	0	0	56	4	56	-92.9
Zone 14	2	0	0	0	8	0	8	0	18	0	n/a
Zone 15	0	0	0	0	0	0	0	0	0	0	n/a
Zone 16	0	0	0	0	0	0	0	4	0	4	-100.0
Zone 17	0	0	0	0	0	0	0	127	0	127	-100.0
Zone 18	0	0	0	0	0	0	0	7	0	7	-100.0
Zone 19.1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	1	1	0	0	6	0	0	0	7	1	**
Zone 22	2	1	0	0	9	0	0	0	11	1	**
Zone 23	2	3	0	0	0	0	0	0	2	3	-33.3
Zone 24	4	1	0	0	4	8	0	7	8	16	-50.0
Zone 25	4	2	2	0	0	0	0	7	6	9	-33.3
Zone 26	6	6	8	0	0	4	0	0	14	10	40.0
Zone 27	12	13	2	2	0	0	7	26	21	41	-48.8
Zone 28	7	13	2	2	7	6	8	13	24	34	-29.4
Zone 29	20	9	6	2	3	4	31	19	60	34	76.5
Zone 30	12	3	0	0	0	0	8	0	20	3	**
Zone 31	10	30	0	0	0	0	64	16	74	46	60.9
Zone 32	8	9	2	0	3	0	20	37	33	46	-28.3
Zone 33	4	3	0	2	0	0	9	0	13	5	160.0
Zone 34	3	6	0	2	0	0	0	12	3	20	-85.0
Zone 35	20	6	0	4	0	0	19	6	39	16	143.8
Zone 36	10	4	0	2	0	4	0	16	10	26	-61.5
Zone 37	4	4	0	2	0	7	0	0	4	13	-69.2
Zone 38	7	5	2	0	0	0	0	36	9	41	-78.0
Zone 39	15	13	4	4	14	0	0	11	33	28	17.9
Montréal CMA	158	143	36	22	72	33	220	545	486	743	-34.6

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Zone 1	0	1	0	0	0	0	3	32	3	33	-90.9
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	1	0	0	0	0	0	0	92	1	92	-98.9
Zone 4	1	1	0	0	0	0	0	0	1	1	0.0
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	0	1	0	0	14	0	12	0	26	1	**
Zone 7	1	3	4	0	0	0	7	15	12	18	-33.3
Zone 8	0	0	0	0	0	0	0	6	0	6	-100.0
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	0	0	0	0	0	0	0	0	0	n/a
Zone 11	0	0	0	0	0	0	0	0	0	0	n/a
Zone 12	2	5	4	0	0	0	24	0	30	5	**
Zone 13	0	0	0	0	4	0	0	56	4	56	-92.9
Zone 14	2	0	0	0	8	0	8	0	18	0	n/a
Zone 15	0	0	0	0	0	0	0	0	0	0	n/a
Zone 16	0	0	0	0	0	0	0	4	0	4	-100.0
Zone 17	0	0	0	0	0	0	0	127	0	127	-100.0
Zone 18	0	0	0	0	0	0	0	7	0	7	-100.0
Zone 19.1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	1	1	0	0	6	0	0	0	7	1	**
Zone 22	2	1	0	0	9	0	0	0	11	1	**
Zone 23	2	3	0	0	0	0	0	0	2	3	-33.3
Zone 24	4	1	0	0	4	8	0	7	8	16	-50.0
Zone 25	4	2	2	0	0	0	0	7	6	9	-33.3
Zone 26	6	6	8	0	0	4	0	0	14	10	40.0
Zone 27	12	13	2	2	0	0	7	26	21	41	-48.8
Zone 28	7	13	2	2	7	6	8	13	24	34	-29.4
Zone 29	20	9	6	2	3	4	31	19	60	34	76.5
Zone 30	12	3	0	0	0	0	8	0	20	3	**
Zone 31	10	30	0	0	0	0	64	16	74	46	60.9
Zone 32	8	9	2	0	3	0	20	37	33	46	-28.3
Zone 33	4	3	0	2	0	0	9	0	13	5	160.0
Zone 34	3	6	0	2	0	0	0	12	3	20	-85.0
Zone 35	20	6	0	4	0	0	19	6	39	16	143.8
Zone 36	10	4	0	2	0	4	0	16	10	26	-61.5
Zone 37	4	4	0	2	0	7	0	0	4	13	-69.2
Zone 38	7	5	2	0	0	0	0	36	9	41	-78.0
Zone 39	15	13	4	4	14	0	0	11	33	28	17.9
Montréal CMA	158	143	36	22	72	33	220	545	486	743	-34.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Zone 1	0	0	0	0	3	32	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	92	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	14	0	0	0	12	0	0	0
Zone 7	0	0	0	0	0	12	0	3
Zone 8	0	0	0	0	0	0	0	6
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	0	0	0	0
Zone 12	0	0	0	0	24	0	0	0
Zone 13	4	0	0	0	0	56	0	0
Zone 14	8	0	0	0	8	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	0	0	4
Zone 17	0	0	0	0	0	127	0	0
Zone 18	0	0	0	0	0	0	0	7
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	6	0	0	0	0	0	0	0
Zone 22	9	0	0	0	0	0	0	0
Zone 23	0	0	0	0	0	0	0	0
Zone 24	4	8	0	0	0	0	0	7
Zone 25	0	0	0	0	0	0	0	7
Zone 26	0	4	0	0	0	0	0	0
Zone 27	0	0	0	0	0	24	7	2
Zone 28	7	6	0	0	8	0	0	13
Zone 29	3	4	0	0	12	18	19	1
Zone 30	0	0	0	0	0	0	8	0
Zone 31	0	0	0	0	36	0	28	16
Zone 32	3	0	0	0	10	33	10	4
Zone 33	0	0	0	0	0	0	9	0
Zone 34	0	0	0	0	0	12	0	0
Zone 35	0	0	0	0	10	6	9	0
Zone 36	0	4	0	0	0	16	0	0
Zone 37	0	7	0	0	0	0	0	0
Zone 38	0	0	0	0	0	0	0	36
Zone 39	14	0	0	0	0	0	0	11
Montréal CMA	72	33	0	0	123	428	90	117

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Zone 1	0	0	0	0	3	32	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	92	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	14	0	0	0	12	0	0	0
Zone 7	0	0	0	0	0	12	0	3
Zone 8	0	0	0	0	0	0	0	6
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	0	0	0	0
Zone 12	0	0	0	0	24	0	0	0
Zone 13	4	0	0	0	0	56	0	0
Zone 14	8	0	0	0	8	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	0	0	4
Zone 17	0	0	0	0	0	127	0	0
Zone 18	0	0	0	0	0	0	0	7
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	6	0	0	0	0	0	0	0
Zone 22	9	0	0	0	0	0	0	0
Zone 23	0	0	0	0	0	0	0	0
Zone 24	4	8	0	0	0	0	0	7
Zone 25	0	0	0	0	0	0	0	7
Zone 26	0	4	0	0	0	0	0	0
Zone 27	0	0	0	0	0	24	7	2
Zone 28	7	6	0	0	8	0	0	13
Zone 29	3	4	0	0	12	18	19	1
Zone 30	0	0	0	0	0	0	8	0
Zone 31	0	0	0	0	36	0	28	16
Zone 32	3	0	0	0	10	33	10	4
Zone 33	0	0	0	0	0	0	9	0
Zone 34	0	0	0	0	0	12	0	0
Zone 35	0	0	0	0	10	6	9	0
Zone 36	0	4	0	0	0	16	0	0
Zone 37	0	7	0	0	0	0	0	0
Zone 38	0	0	0	0	0	0	0	36
Zone 39	14	0	0	0	0	0	0	11
Montréal CMA	72	33	0	0	123	428	90	117

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market January 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Zone 1	0	1	3	32	0	0	3	33
Zone 2	0	0	0	0	0	0	0	0
Zone 3	1	0	0	92	0	0	1	92
Zone 4	1	1	0	0	0	0	1	1
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	1	26	0	0	0	26	1
Zone 7	5	3	0	12	0	3	12	18
Zone 8	0	0	0	0	0	6	0	6
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	0	0	0	0
Zone 12	6	5	24	0	0	0	30	5
Zone 13	4	0	0	56	0	0	4	56
Zone 14	2	0	16	0	0	0	18	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	4	0	4
Zone 17	0	0	0	127	0	0	0	127
Zone 18	0	0	0	0	0	7	0	7
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	1	1	6	0	0	0	7	1
Zone 22	2	1	9	0	0	0	11	1
Zone 23	2	3	0	0	0	0	2	3
Zone 24	8	1	0	8	0	7	8	16
Zone 25	6	2	0	0	0	7	6	9
Zone 26	14	6	0	4	0	0	14	10
Zone 27	14	15	0	24	7	2	21	41
Zone 28	18	19	6	0	0	15	24	34
Zone 29	29	11	12	22	19	1	60	34
Zone 30	12	3	0	0	8	0	20	3
Zone 31	10	27	36	0	28	19	74	46
Zone 32	16	9	7	33	10	4	33	46
Zone 33	4	5	0	0	9	0	13	5
Zone 34	3	8	0	12	0	0	3	20
Zone 35	20	10	10	6	9	0	39	16
Zone 36	10	10	0	16	0	0	10	26
Zone 37	4	13	0	0	0	0	4	13
Zone 38	9	5	0	0	0	36	9	41
Zone 39	26	17	7	0	0	11	33	28
Montréal CMA	227	177	162	444	90	122	486	743

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - January 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Zone 1	0	1	3	32	0	0	3	33
Zone 2	0	0	0	0	0	0	0	0
Zone 3	1	0	0	92	0	0	1	92
Zone 4	1	1	0	0	0	0	1	1
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	1	26	0	0	0	26	1
Zone 7	5	3	0	12	0	3	12	18
Zone 8	0	0	0	0	0	6	0	6
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	0	0	0	0
Zone 12	6	5	24	0	0	0	30	5
Zone 13	4	0	0	56	0	0	4	56
Zone 14	2	0	16	0	0	0	18	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	4	0	4
Zone 17	0	0	0	127	0	0	0	127
Zone 18	0	0	0	0	0	7	0	7
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	1	1	6	0	0	0	7	1
Zone 22	2	1	9	0	0	0	11	1
Zone 23	2	3	0	0	0	0	2	3
Zone 24	8	1	0	8	0	7	8	16
Zone 25	6	2	0	0	0	7	6	9
Zone 26	14	6	0	4	0	0	14	10
Zone 27	14	15	0	24	7	2	21	41
Zone 28	18	19	6	0	0	15	24	34
Zone 29	29	11	12	22	19	1	60	34
Zone 30	12	3	0	0	8	0	20	3
Zone 31	10	27	36	0	28	19	74	46
Zone 32	16	9	7	33	10	4	33	46
Zone 33	4	5	0	0	9	0	13	5
Zone 34	3	8	0	12	0	0	3	20
Zone 35	20	10	10	6	9	0	39	16
Zone 36	10	10	0	16	0	0	10	26
Zone 37	4	13	0	0	0	0	4	13
Zone 38	9	5	0	0	0	36	9	41
Zone 39	26	17	7	0	0	11	33	28
Montréal CMA	227	177	162	444	90	122	486	743

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
January 2017	0	0.0	0	0.0	3	60.0	0	0.0	2	40.0	5	-	-
January 2016	1	11.1	1	11.1	2	22.2	2	22.2	3	33.3	9	-	-
Year-to-date 2017	0	0.0	0	0.0	3	60.0	0	0.0	2	40.0	5	-	-
Year-to-date 2016	1	11.1	1	11.1	2	22.2	2	22.2	3	33.3	9	-	-
Laval													
January 2017	0	0.0	1	14.3	2	28.6	1	14.3	3	42.9	7	-	-
January 2016	1	8.3	1	8.3	1	8.3	6	50.0	3	25.0	12	-	-
Year-to-date 2017	0	0.0	1	14.3	2	28.6	1	14.3	3	42.9	7	-	-
Year-to-date 2016	1	8.3	1	8.3	1	8.3	6	50.0	3	25.0	12	-	-
North Shore													
January 2017	8	18.2	19	43.2	11	25.0	4	9.1	2	4.5	44	-	488,456
January 2016	16	35.6	15	33.3	7	15.6	5	11.1	2	4.4	45	-	292,464
Year-to-date 2017	8	18.2	19	43.2	11	25.0	4	9.1	2	4.5	44	-	488,456
Year-to-date 2016	16	35.6	15	33.3	7	15.6	5	11.1	2	4.4	45	-	292,464
South Shore													
January 2017	3	10.7	11	39.3	8	28.6	3	10.7	3	10.7	28	-	-
January 2016	2	8.7	9	39.1	6	26.1	1	4.3	5	21.7	23	-	-
Year-to-date 2017	3	10.7	11	39.3	8	28.6	3	10.7	3	10.7	28	-	-
Year-to-date 2016	2	8.7	9	39.1	6	26.1	1	4.3	5	21.7	23	-	-
Vaudreuil-Soulanges													
January 2017	2	20.0	4	40.0	3	30.0	1	10.0	0	0.0	10	-	-
January 2016	1	11.1	1	11.1	3	33.3	3	33.3	1	11.1	9	-	-
Year-to-date 2017	2	20.0	4	40.0	3	30.0	1	10.0	0	0.0	10	-	-
Year-to-date 2016	1	11.1	1	11.1	3	33.3	3	33.3	1	11.1	9	-	-
Montréal CMA													
January 2017	13	13.8	35	37.2	27	28.7	9	9.6	10	10.6	94	400,000	429,259
January 2016	21	21.4	27	27.6	19	19.4	17	17.3	14	14.3	98	400,000	439,047
Year-to-date 2017	13	13.8	35	37.2	27	28.7	9	9.6	10	10.6	94	400,000	429,259
Year-to-date 2016	21	21.4	27	27.6	19	19.4	17	17.3	14	14.3	98	400,000	439,047

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units January 2017						
Submarket	Jan 2017	Jan 2016	% Change	YTD 2017	YTD 2016	% Change
Zone 1	-	-	n/a	-	-	n/a
Zone 2	-	-	n/a	-	-	n/a
Zone 3	-	-	n/a	-	-	n/a
Zone 4	-	-	n/a	-	-	n/a
Zone 5	-	-	n/a	-	-	n/a
Zone 6	-	-	n/a	-	-	n/a
Zone 7	-	-	n/a	-	-	n/a
Zone 8	-	-	n/a	-	-	n/a
Zone 9	-	-	n/a	-	-	n/a
Zone 10	-	-	n/a	-	-	n/a
Zone 11	-	-	n/a	-	-	n/a
Zone 12	-	-	n/a	-	-	n/a
Zone 13	-	-	n/a	-	-	n/a
Zone 14	-	-	n/a	-	-	n/a
Zone 15	-	-	n/a	-	-	n/a
Zone 16	-	-	n/a	-	-	n/a
Zone 17	-	-	n/a	-	-	n/a
Zone 18	-	-	n/a	-	-	n/a
Zone 19.1	-	-	n/a	-	-	n/a
Zone 19.2	-	-	n/a	-	-	n/a
Zone 20	-	-	n/a	-	-	n/a
Zone 21	-	-	n/a	-	-	n/a
Zone 22	-	-	n/a	-	-	n/a
Zone 23	-	-	n/a	-	-	n/a
Zone 24	-	-	n/a	-	-	n/a
Zone 25	-	-	n/a	-	-	n/a
Zone 26	-	-	n/a	-	-	n/a
Zone 27	488,456	292,464	67.0	488,456	292,464	67.0
Zone 28	-	-	n/a	-	-	n/a
Zone 29	-	-	n/a	-	-	n/a
Zone 30	-	-	n/a	-	-	n/a
Zone 31	-	-	n/a	-	-	n/a
Zone 32	-	-	n/a	-	-	n/a
Zone 33	-	-	n/a	-	-	n/a
Zone 34	-	-	n/a	-	-	n/a
Zone 35	-	-	n/a	-	-	n/a
Zone 36	-	-	n/a	-	-	n/a
Zone 37	-	-	n/a	-	-	n/a
Zone 38	-	-	n/a	-	-	n/a
Zone 39	-	-	n/a	-	-	n/a
Montréal CMA	429,259	439,047	-2.2	429,259	439,047	-2.2

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Montreal

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Twelve Months[3]	
						Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
January 2017	1,249	3,505	13,731	353,913	11.0	362,978	7.6
January 2016	1,290	4,209	16,740	347,117	13.0	350,307	9.0
% Change	-3.2	-16.7	-18.0	2.0	n.d.	3.6	n.d.
YTD 2017	1,249	3,505	13,731	353,913	11.0	n.d.	n.d.
YTD 2016	1,290	4,209	16,740	347,117	13.0	n.d.	n.d.
% Change	-3.2	-16.7	-18.0	2.0	n.d.	n.d.	n.d.
CONDOMINIUMS*							
January 2017	769	2,795	12,089	291,542	15.7	285,241	12.3
January 2016	633	2,770	13,043	275,413	20.6	276,970	14.3
% Change	21.5	0.9	-7.3	5.9	n.d.	3.0	n.d.
YTD 2017	769	2,795	12,089	291,542	15.7	n.d.	n.d.
YTD 2016	633	2,770	13,043	275,413	20.6	n.d.	n.d.
% Change	21.5	0.9	-7.3	5.9	n.d.	n.d.	n.d.
PLEX*							
January 2017	224	560	2,395	489,430	10.7	481,957	8.1
January 2016	211	631	2,864	465,881	13.6	465,414	9.6
% Change	6.2	-11.3	-16.4	5.1	n.d.	3.6	n.d.
YTD 2017	224	560	2,395	489,430	10.7	n.d.	n.d.
YTD 2016	211	631	2,864	465,881	13.6	n.d.	n.d.
% Change	6.2	-11.3	-16.4	5.1	n.d.	n.d.	n.d.
TOTAL							
January 2017	2,244	6,867	28,280	351,255	12.6	350,169	9.1
January 2016	2,136	7,620	32,728	339,723	15.3	338,061	10.7
% Change	5.1	-9.9	-13.6	3.4	n.d.	3.6	n.d.
YTD 2017	2,244	6,867	28,280	340,655	12.6	n.d.	n.d.
YTD 2016	2,136	7,620	32,728	332,001	15.3	n.d.	n.d.
% Change	5.1	-9.9	-13.6	2.6	n.d.	n.d.	n.d.

[1] Source: QFREB by the Centris® system
The Centris® system contains all the listings of Québec real estate brokers.
[2] Calculations: CMHC.
[3] Weighted average for the last twelve months, to reduce strong variations from one month to another and give a clearer trend.
-- Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators
January 2017

		Interest Rates			NHPI, Total, Montréal CMA 2007=100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	561	3.14	4.64	118.1	124.8	2,044	8.6	66.4	860
	February	561	3.14	4.64	118.4	125.4	2,044	8.7	66.4	860
	March	561	3.14	4.64	118.4	125.8	2,047	8.5	66.3	862
	April	561	3.14	4.64	118.5	126.2	2,050	8.3	66.2	868
	May	561	3.14	4.64	118.5	126.6	2,056	8.0	66.1	869
	June	561	3.14	4.64	118.5	126.2	2,055	7.8	65.9	874
	July	567	3.14	4.74	118.5	125.9	2,052	7.7	65.6	873
	August	567	3.14	4.74	118.6	125.8	2,055	7.7	65.6	880
	September	561	3.14	4.64	119.1	126.4	2,076	7.5	66.1	883
	October	561	3.14	4.64	119.1	126.3	2,096	7.2	66.5	882
	November	561	3.14	4.64	119.0	125.9	2,107	6.8	66.5	880
	December	561	3.14	4.64	119.1	125.5	2,113	6.7	66.6	882
2016	January	561	3.14	4.64		126.2	2,125	6.6	66.8	889
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM). Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2017 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

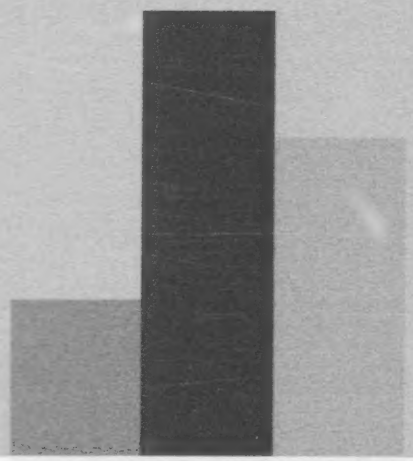
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends *& much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

64159_2017_M02